168.0	0002	0024.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 710,700 / 710,700
					USE VALUE: 710,700 / 710,700
					ASSESSED: 710,700 / 710,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
206		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARASKAR ABHIMANYU & MANISHA A
Owner 2:	
Owner 3:	
Street 1:	206 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MURRAY KENNETH C/ LIFE ESTATE -
Owner 2:	MAROTTA JANET E -
Street 1:	206 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1992 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6320.000	284,000		426,700	710,700
Total Card	0.145	284,000		426,700	710,700
Total Parcel	0.145	284,000		426,700	710,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.78 | /Parcel: 356.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111159

GIS Ref

GIS Ref

Insp Date 07/21/18

!12986!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0024.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	284,000	0	6,320.	426,700	710,700		Year end	12/23/2021
2021	101	FV	275,000	0	6,320.	426,700	701,700		Year End Roll	12/10/2020
2020	101	FV	275,100	0	6,320.	426,700	701,800	701,800	Year End Roll	12/18/2019
2019	101	FV	217,400	0	6,320.	426,700	644,100	644,100	Year End Roll	1/3/2019
2018	101	FV	226,800	0	6,320.	359,700	586,500	586,500	Year End Roll	12/20/2017
2017	101	FV	242,000	0	6,320.	329,200	571,200	571,200	Year End Roll	1/3/2017
2016	101	FV	242,000	800	6,320.	280,400	523,200	523,200	Year End	1/4/2016
2015	101	FV	236,100	800	6,320.	243,800	480,700	480,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:55:54

LAST REV

Date	Time
09/20/18	18:42:56
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12986

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY KENNETH	68867-29		2/6/2017	Estate/Div	560,000	No	No	4	
MURRAY KENNETH	65711-24		7/10/2015	Convenience	1	No	No		Kenneth C Murray`s interest only in a life es
	21096-313		4/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	111159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1206	Insulate	300	C				
6/29/2018	899	Porch	5,000	C				replace cedar deck
11/15/2011	1503	Re-Roof	5,000					
11/15/1993	573	Manual	2,340					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	345	PATRIOT
12/23/1999	Mailer Sent		
12/20/1999	Measured	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6320		Sq. Ft.	Site		0	70.	0.96	7									426,721						426,700	

Total AC/HA:	0.14509	Total SF/SM:	6320	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	426,721	Spl Credit		Total:	426,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17710841
Const Adj.:	0.97813982
Adj $ / SQ:	149.679
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411584
Depreciation:	127591
Depreciated Total:	283993

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	M

Totals		
1	10	5

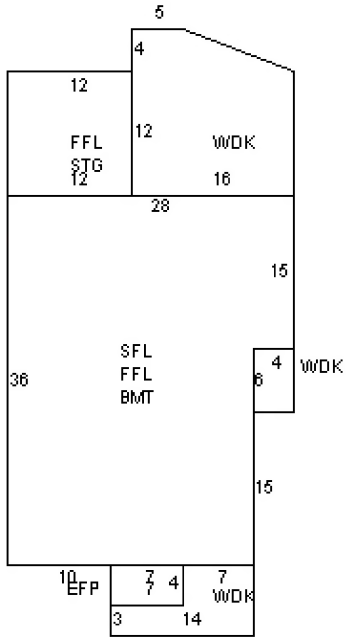
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	149.68
Special Features:	0	Val/Su Net:	83.14
Final Total:	284000	Val/Su SzAd	142.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,068	149.680	159,857
BMT	Basement	924	44.900	41,491
SFL	Second Floor	924	149.680	138,303
WDK	Deck	328	8.850	2,903
STG	Storage	144	7.230	1,041
EFP	Enclos Porch	28	71.010	1,988

Net Sketched Area:	3,416	Total:	345,583
Size Ad	1992	Gross Area	3416	FinArea	1992
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0024.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	